



## KEYNVOR, CONSOLS, ST IVES

### 3 BEDROOM HOUSE AND DETACHED 1 BEDROOM ANNEXE. SEA VIEWS. LARGE GARDENS AND AMPLE PARKING

Keynvor is situated in the higher part of St Ives and has far reaching sea views towards Godrevy Lighthouse, Gwithian and the northern coastline. The main house along with the detached studio provide versatile accommodation with potential for letting income from either accommodation. The property is convenient for the local schools and leisure centre. The fabulous beaches, restaurants, shops, galleries and Tate St Ives are also within easy reach. The accommodation in the main house comprises on the ground floor an open plan family room, incorporating a living area, dining area and kitchen. There is also a double bedroom, shower room, utility room and a spacious living room, which opens onto a paved terrace. On the upper floor is a family bathroom and 2 further double bedrooms, the master bedroom having an en suite shower room and lovely views across the town to Godrevy Lighthouse. There is a good sized garden and parking for several cars. The detached studio is reverse living and comprises on the ground floor a double bedroom, bathroom and a utility area. On the upper floor is a light and airy open plan kitchen and living room. The living room opens onto a large decked terrace which has steps leading down to a private garden.

**Price £550,000**

## ENTRANCE

Part glazed door opening to:

## PORCH 1.94m x 1.47m (6'4" x 4'10")

Double glazed panes to the front and side aspect. Part glazed door opening to:

## FAMILY ROOM INCORPORATING A LIVING AREA, KITCHEN AND DINING AREA.

This is a lovely open living space with lots of natural light. Painted floor boards. Door to the shower room, bedroom 1 and the living room.



## LIVING AREA 3.57m x 2.75m (11'9" x 9'0")

(Measurements include stairs)

TV aerial point.



## KITCHEN 3.68m x 3.65m (12'1" x 12'0")

Windows to the front and side aspect. A modern kitchen with solid wood work tops with a range of cupboard and drawer units providing ample storage. Inset single stainless steel sink and drainer and inset 4 ring induction hob with double oven under. Built in temperature controlled wine cooler. Space and plumbing for a dishwasher. 2 vertical radiators. Open to the dining area.



## DINING AREA 2.70m x 1.98m (8'10" x 6'6")

A light, dual aspect room with windows to the side and rear. Radiator. Opening to the utility room.

## UTILITY ROOM 2.21m x 1.98m (7'3" x 6'6")

Window to the side and rear aspects. Glazed door giving access to the garden. Single stainless steel sink and drainer. Solid wood worktop with cupboards under and space and plumbing for a washing machine. Consumer unit.



## BEDROOM 1 2.73m x 3.99m (8'11" x 13'1")

Window to the rear aspect. TV aerial point. Radiator.

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### **SHOWER ROOM 1.51m x 1.84m (4'11" x 6'0")**

(Measurements do not include the shower enclosure)

Contemporary wall mounted wash basin with drawer under and mirror above. Close coupled WC. Shower enclosure with mains shower and bi-fold doors. Ladder style radiator. Extractor fan.



### **LIVING ROOM 3.63m x 6.83m (11'11" x 22'5")**

This is a good sized, triple aspect room with a part glazed door opening onto a large paved terrace and garden. The gas fired log effect stove is set on a slate hearth and provides a warming focal point to the room. TV aerial point and telephone point. 2 radiators.



### **TERRACE**

### **OPEN TREAD STAIRS FROM THE FAMILY ROOM LEAD UP TO THE LANDING**

#### **LANDING**

2 high level glass panes to the front aspect. Under eaves storage. Doors to bedrooms 2, 3 and the bathroom.



### **BEDROOM 2 3.39m x 3.45m (11'1" x 11'4")**

This room is built into the A frame and has some restricted head height. Window to the side aspect. Door to the cupboard housing a Viessmann boiler and factory lagged hot water tank. Recess with space for a hanging rail and small window to the side aspect. Under eaves storage cupboard. TV aerial point. Radiator.



### **BATHROOM 2.78m x 2.17m (9'1" x 7'1")**

Window to the rear aspect. Contemporary wash basin set in a vanity unit with drawer below. Mirror over. P-shaped bath with curved glass shower screen and overhead mains rain head shower. Close coupled WC. Dual fuel ladder style radiator. Extractor fan.





### **MASTER BEDROOM 3 5.05m x 4.27m (16'7" x 14'0")**

Irregular shaped room.

High level glass pane to the front aspect. Large gable end window lovely sea views over the garden to Godrevy Lighthouse and the northern coastline in the distance. Window to the rear aspect. 2 under eaves cupboards, 1 with a hanging rail. TV aerial point. Radiator. Door to the en suite shower room.



### **VIEW FROM BEDROOM 3**

### **EN SUITE SHOWER 1.39m x 1.81m (4'7" x 5'11")**

(Measurements into shower enclosure)

Wall mounted wash basin with cupboard under and mirror over. Generous shower enclosure with mains shower, tiled surround and glass sliding door. Closed coupled WC. Electric ladder style radiator. Extractor fan.



### **OUTSIDE**

Double gates open to a large, mainly gravelled area with space for parking several cars. The rear garden is bounded by fences and has many mature trees and hedging. There is a large area of lawn and with various flowering shrubs. Hard landscaping includes a large paved terrace bounded by contemporary glass screens. This is a great space for outdoor entertaining and has plenty of space for a table and chairs.



### **PARKING AREA**

### **KEYNVOR STUDIO**

This detached property is accessed by a path leading to the main front door and can also be accessed via the double doors to the ground floor bedroom.

### **ENTRANCE**

UPVC double glazed door opening to a hall and the utility area. Tiled floor. Door to the double bedroom and bathroom with stairs leading to the upper floor.



### **UTILITY AREA 1.81m x 1.58m (5'11" x 5'2")**

Window to the side aspect. Single sink and drainer with cupboards under. Space and plumbing for a washing machine.

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### **BEDROOM 4.90m x 2.68m (16'1" x 8'10")**

Double glazed window to the rear aspect, double doors to the side aspect. Under stairs storage cupboard. Radiator.



### **BATHROOM 2.75m x 2.03m (9'0" x 6'8")**

Window to the rear aspect and a glass pane to the side aspect. Tiled floor and walls. Pedestal wash basin with mirrored cabinet and shaving point over. Bidet. Large free standing bath with contemporary wall mounted taps. Shower enclosure with fixed rain head shower and separate shower attachment. Closed coupled WC. Dual fuel radiator. Extractor fan.

### **STAIRS FROM THE GROUND FLOOR LEAD UP TO THE KITCHEN/ LIVING ROOM**

### **OPEN PLAN KITCHEN AND LIVING ROOM 7.81m x 3.31m (25'7" x 10'10")**

(Some reduced head height)

3 Velux windows in the south facing elevation. Open to rafters. Painted wood floor.



### **KITCHEN**

Window to the side aspect. A well designed kitchen with a range of floor standing units with solid wood worktops. Inset single stainless steel sink and drainer, inset 4 ring ceramic hob, integrated dishwasher, built in convactor microwave and built in single oven. Space for an under counter fridge. Radiator.



### **LIVING ROOM**

Double glazed double doors open onto a decked area. Cupboard housing a Worcester boiler. TV aerial. Radiator.



### **VIEW OF THE DECK FROM THE LIVING ROOM**

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DECKED AREA 5.75m x 3.20m (18'10" x 10'6")

This is a super outside space and is bounded by contemporary glass screens. There are distant sea glimpses from the terrace over the garden. Wood steps lead down to the private lower garden and the large storage area below the decked terrace.

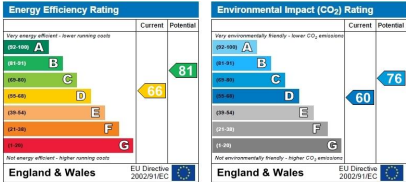


OUTSIDE

There is a small fenced garden with a raised paved area. Wood steps lead up from the garden to the decked area with mature eucalyptus tree and bamboo. Parking is possible outside Keynvor Studio.

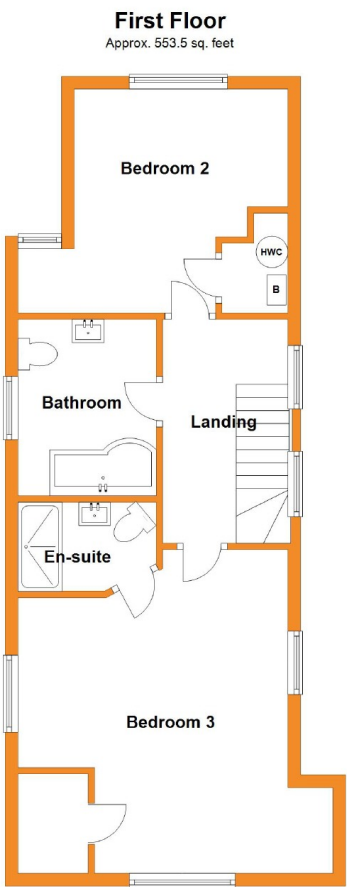
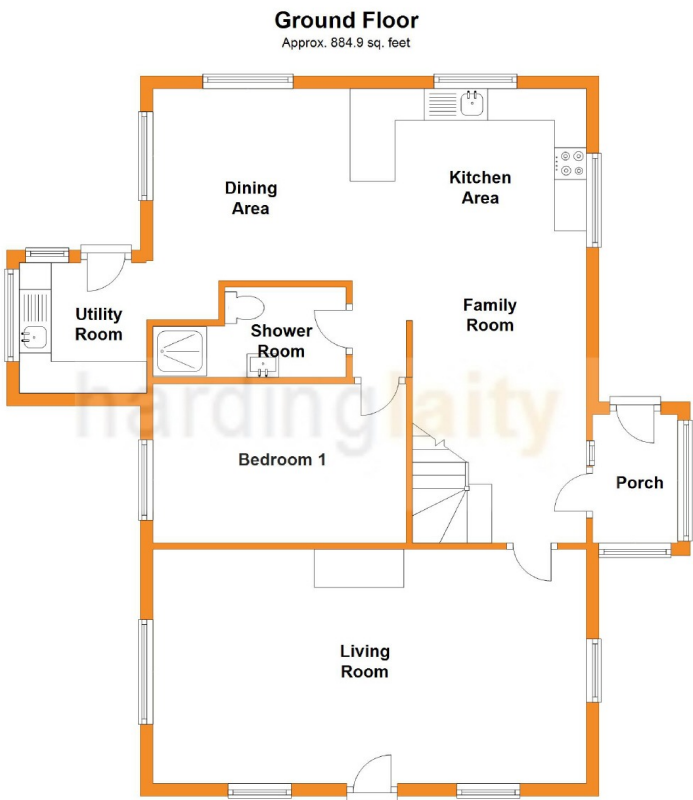
New room

TENURE  
Freehold



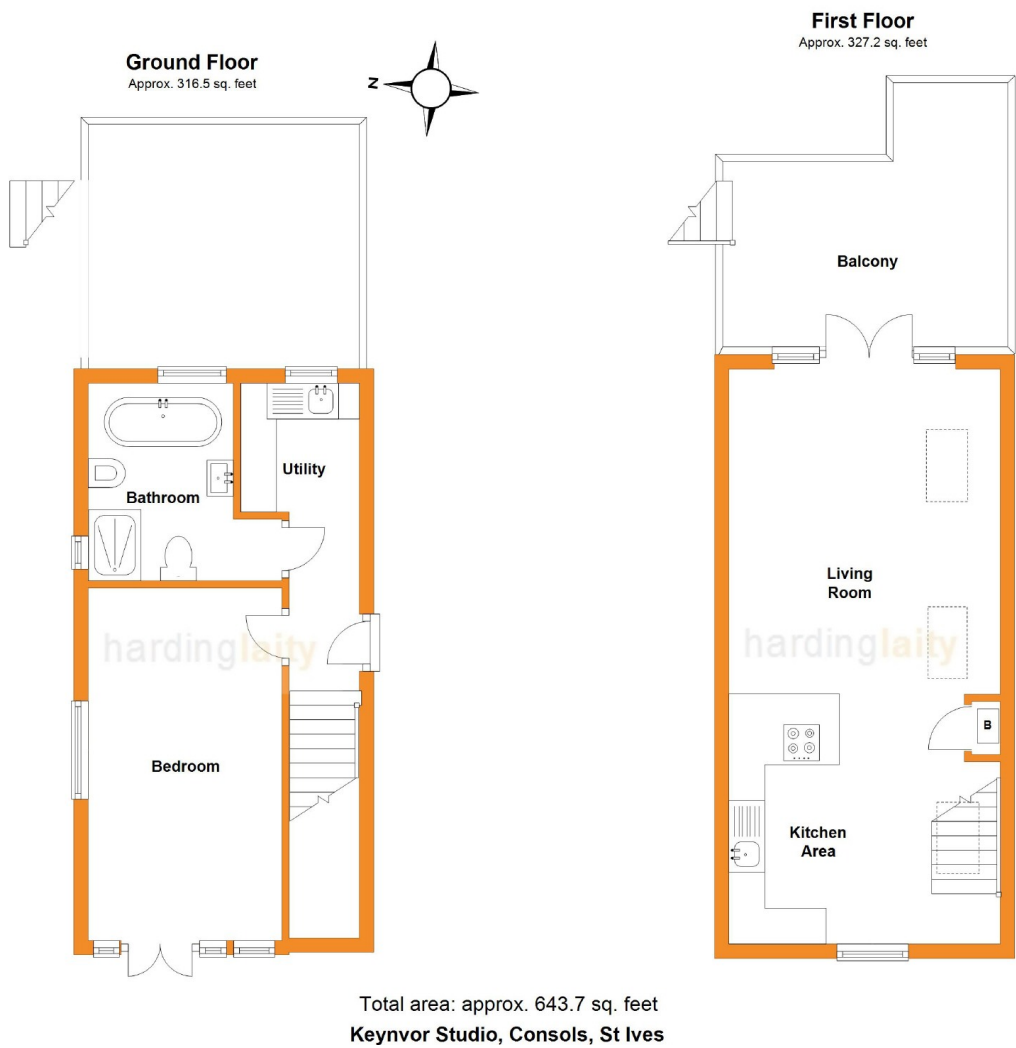
For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

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Total area: approx. 1438.5 sq. feet  
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